

#01035649
WARRANTY DEEDVol. m90 Page 24320

AFTER RECORDING RETURN TO:
Mr. and Mrs. Jerry O. Anderson
2340 Watson St.
Klamath Falls, OR. 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

LOWELL ANDERSON hereinafter called GRANTOR(S), convey(s) to
JERRY O. ANDERSON and ELIZABETH A. ANDERSON, husband and wife,
hereinafter called GRANTEE(S), all that real property situated
in the County of KLAMATH, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN...

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
APPROVED USES."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except 1) As disclosed by the
tax roll the premises herein described have been zoned or
classified for farm use. At any time that said land is
disqualified for such use, the property may be subject to
additional taxes or penalties and interest. 2) Rights of the
public in and to any portion of the herein described premises
lying within the boundaries of roads or highways. 3)
Regulations, including levies, assessments, water and irrigation
rights and easements for ditches and canals, of Enterprise
Irrigation District. 4) Rules, regulations and statutory powers
of South Suburban Sanitary District. 5) Three Easements
recorded August 17, 1914 in Book 40 on page 358; and August 22,
1967 in Book M-67 on page 6552; and June 5, 1972 in Book M-72 on
page 5940. 6) An approximate overlap of 10 feet as disclosed by
the County Assessors Map. Affects the North line of Tax Lots
900 & 1000. Side overlap is described in Book 197, Page 493,
recorded on October 31, 1946. 7) Taxes for the fiscal year
1990-'91.

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$40,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

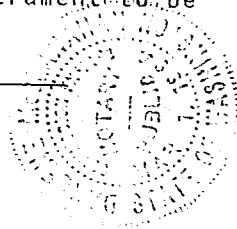
IN WITNESS WHEREOF, the grantor has executed this instrument
this 14th day of November 1990.

Lowell Anderson
LOWELL ANDERSON

STATE OF WASHINGTON, County of Walla Walla)ss.

On November 27th, 1990, personally appeared the above named
LOWELL ANDERSON and acknowledged the foregoing instrument to be
his voluntary act and deed.

Before me: Norman McElmish
Notary Public for Washington
My Commission Expires: 3-1-94



65-01117-2 550 066

PARCEL 1:

The following described property in the County of Klamath, State of Oregon, described as follows:

Beginning at an iron pin which is 30 feet North and 30 feet East of a brass plug marking the intersection of the centerline of the Klamath Falls-Lakeview Highway and a County Road to the North and South along the section line between Sections 1 and 2, Township 39 South, Range 9 East of the Willamette Meridian; thence East 1320.0 feet to an iron pipe marking the East boundary of a North-South County Road (Patterson Street) and the South boundary of a county road (Simmers Avenue) to the East; thence along the South boundary of said county road to the East, North 88 degrees 55' East, 330.0 feet to a point; thence leaving said County Road boundary, North 0 degrees 03' East 370 feet to an iron pipe which is the true point of beginning; thence parallel to and 370.0 feet from said Southerly boundary of Easterly County Road North 88 degrees 55' East 330 feet to an iron pipe; thence South 0 degrees 03' West 330.0 feet to an iron pipe which is on the Northerly boundary of said Easterly County Road; thence along Northerly boundary of said Easterly County Road North 88 degrees 55' East 40.0 feet to an iron pipe; thence leaving said Northerly boundary of Easterly County Road, North 0 degrees 03' East 330.0 feet to an iron pipe; thence parallel to and 330.0 feet from said Northerly boundary of said Easterly County Road North 88 degrees 55' East 337.0 feet to an iron pipe; thence North 0 degrees 03' East 97.6 feet to an iron pipe; thence North 0 degrees 03' East 42.0 feet to the centerline of the Enterprise Irrigation District Canal; thence Northerly along the centerline of said Enterprise Irrigation District Canal North 27 degrees 25' West 53.8 feet to a point; thence North 12 degrees 16' West 186.9 feet to a point; thence North 33 degrees 55 1/2' West 34.2 feet to a point; thence North 63 degrees 21' West 29.2 feet to a point; thence North 34 degrees 53' West 42.7 feet to a point; thence North 10 degrees 24' West 182.8 feet to a point; thence North 21 degrees 41 1/2' West 76.3 feet to a point; thence North 47 degrees 21 1/2' West 12.5 feet to a point; thence leaving said centerline of said canal, North 0 degrees 03' East 40.0 feet to an iron pin; thence North 0 degrees 03' East 193.8 feet to an iron pipe on the North boundary of the SE 1/4 NW 1/4 Section 1, Township 39 South, Range 9 East of the Willamette Meridian; thence along the Northerly boundary of said SE 1/4 NW 1/4, South 88 degrees 47' West 502.0 feet to an iron pipe, from which an iron pipe marking the 1/16th corner and the centerline of a North-South County Road bears South 88 degrees 47' West 360.0 feet; thence leaving said North boundary South 0 degrees 03' West on a line parallel to and 360.0 feet from the Easterly boundary of the said North-South County Road a distance of 941.2 feet, more or less,

Continued on next page

to the true point of beginning, being entirely within the SE 1/4 NW 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian.

PARCEL 2:

The following described property in the County of Klamath, State of Oregon, described as follows:

Beginning at a point 1,320 feet East and 916 feet North of an iron pin driven into the ground near the Southwest corner of the Northwest quarter of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, on the property of Otis V. Saylor, which pin is 30 feet East of the center of a road intersecting the Klamath Falls-Lakeview Highway from the North and 30 feet North of the center of said Highway; thence East 330 feet to a point; thence North 394.4 feet, more or less, to the North line of the Southeast quarter of the Northwest quarter (SE 1/4 NW 1/4) of said Section, Township and Range; thence West along said North line, 330 feet to a point on said line distant, East 30 feet from the said Northwest corner of said Southeast quarter; thence South and parallel with the West line of said Southeast quarter, 394.4 feet, more or less, to the point of beginning.

CODE 43 MAP 3909-1BD TL 1900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of ASpen Title Co. the 7th day of Dec. A.D. 19 90 at 10:59 o'clock A.M., and duly recorded in Vol. M90 of Deeds on Page 24320.

FEE \$38.00

Evelyn Biehn County Clerk

By O. Andrew M. Mendenhall